

CHANGES IN THE SAN FRANCISCO
HOUSING INVENTORY

1985



Holloway Terrace (42 units)

Prepared by the San Francisco Department of City Planning
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SUMMARY

All indications of housing production were up in 1985, with increases in residential units completed, units approved, units under construction, and units under permit review.

San Francisco housing units certified complete continued to increase in 1985 to a high of 1,568. San Francisco's overall housing inventory of 321,050 units gained approximately half of one percent.

Units authorized for construction also continued to increase but not as dramatically as units certified complete. The number of units authorized for construction increased in 1985 to 1,479 units from 1,313 in 1984.

Units certified complete since 1980 have ebbed and surged cyclically with interest rates while units authorized for construction remain relatively stable and increased slightly in 1984 and 1985. An increase of both indicators in 1985 reflect higher levels of housing production in the City.

As in previous years, most of the units completed in 1985 were in multi-unit buildings. Of the 1,568 units completed in 1985, 51 percent were in buildings with 20 units or more, 22 percent in buildings with 10 to 19 units, 17 percent were in buildings with two to four units, and 8 percent were single family units.

After deducting the 105 units demolished and 36 units legally converted in 1985, there was a net unit gain of 1,427 housing units citywide.

A number of districts experienced a loss of single family units and a gain in multi-unit buildings. In district rank order, these were the Richmond, Northeast, Outer Sunset, and Marina. In the Richmond, there were 134 units completed and 44 units demolished which resulted in a net gain of 90 units and a net loss of 34 single family units. The districts which gained the most in single family housing were the South Bayshore, South Central, Central, and Mission.

The districts gaining 100 units or more were the Western Addition, 463 units; the Buena Vista, 150 units; Ingleside, 146 units; Richmond, 134 units; Northeast, 127 units; South of Market, 102 units, and the Downtown, 102 units.

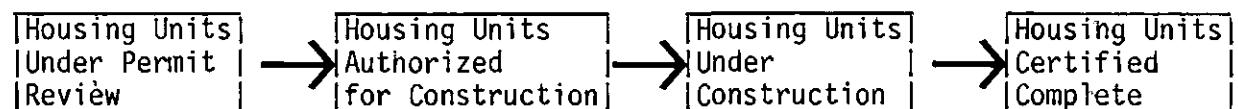
Public sector activity played a major role in increasing housing production in 1985. Approximately 59% of the units completed were in San Francisco Redevelopment areas, were units developed by non profit corporations, or were financed with assistance from the Mayor's Office of Housing and Economic Development. Elderly units produced by public sector activity accounted for about 30 percent of the total number of units completed in 1985.

The 9 county Bay Area region increased in housing units authorized for construction by 21 percent from 1984 for an annual total of 40,501 in 1985. San Francisco's share of the Bay Area total was 1,479, with most of the growth occurring in Santa Clara, Contra Costa, Alameda, and Sonoma counties with larger reserves of undeveloped land.

INTRODUCTION

The Housing Information Series (H.I.S.) reports on housing trends and changes to San Francisco's housing stock. This is the 17th annual report of the series. The housing information series began in 1960 and follows a consistent data format for comparison with previous years.

This report details housing production in terms of units certified complete, supplemented with information on units authorized for construction, units under permit review and units under construction. These indicators focus on different stages of housing production as shown below:



The report analyzes housing units certified complete in terms of public and private sector housing activity, single and multi-unit housing, unit sizes, condominium and rental units, major projects, city subdistrict housing changes, units demolished, net change to the housing stock, and annual housing trends. Units authorized for construction are reported in terms of single and multi-unit housing for San Francisco and the Bay Area.

Over the years, the report has been supplemented with new information tables and graphs. This year's report provides information on units legally converted to non-residential use, and conversions to residential use.

This report is organized into two parts. Part I contains a summary descriptive analysis with graphics and maps which illustrate citywide and subdistrict housing changes, and Bay Area 9 county housing trends. Part II contains the data section including citywide tables 1, 2, 3, 4, 5, 9, 10, 19b, district tables 12, 13, 14, 15, 16, 17, 18, 19, 19a, 20, 21, regional tables 6, 7, and census tract listings in Appendix A, B, C, and D.

The Housing Information Series has been used for monitoring residential activity in the City, estimating future housing trends, and evaluating housing policies and housing market trends.

Data for the Housing Information Series have been compiled from a number of sources including the Department of Public Works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing and Economic Development, Security Pacific Bank California Construction Trends Report, and the U.S. Department of Commerce Bureau of the Census statistics reports.

The data provided are from records from various agencies which in some cases may be incomplete. To the extent possible the data have been field checked and represent the best estimates of housing production in the City.

A. CITYWIDE HOUSING TRENDS

Figure 1: Housing Unit Trends Totals - 1970-1985

Years	Units Certified Complete	Annual Net Change	Housing Units Demolished	Units Authorized for Construction
1985	1,568	1,463	105	1,479
1984	790	711	79	1,313
1983	1,400	1,167	233	1,167
1982	589	547	42	1,215
1981	780	492	288	1,242
1980	980	852	128	1,202
1979	1,516	1,402	114	1,833
1978	1,375	1,201	174	2,045
1977	1,616	1,480	136	1,536
1976	1,480	773	707	1,622
1975	2,495	2,056	439	1,142
1974	2,454	1,680	774	1,386
1973	1,578	653	925	4,150
1972	1,713	850	869	3,439
1971	1,497	940	557	3,614
1970	990	260	730	1,671

HOUSING TRENDS - 1970 TO 1985

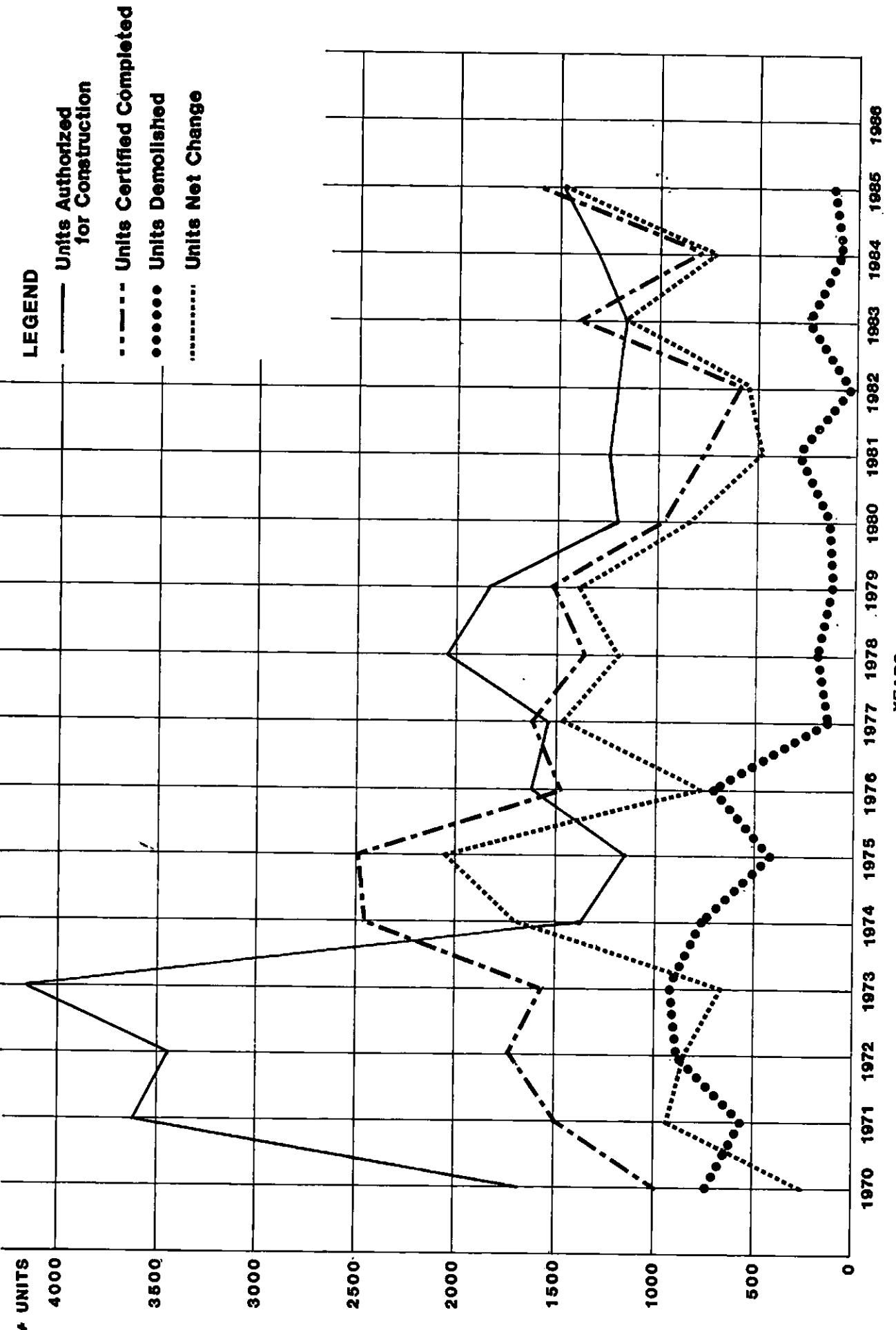


FIGURE 1

This section discusses citywide housing trends and changes in terms of units certified complete*, units authorized for construction**, public sector housing, units demolished or converted, unit types and sizes, and net change to the housing stock.

a) UNITS CERTIFIED COMPLETE -- Increased to 1,568 units for a 3-year average of 1,252

Residential units Certified Complete by San Francisco's Department of Public Works Bureau of Building Inspection in 1985 increased to 1,568 from 790 in 1984, and 1,400 in 1983. This is a major increase from the previous 3-year average of 783 units per year, an increase of 469 units per year. Since 1983 there has been an overall increase in the number of new housing units under construction and available for occupancy.

The housing trend chart on page 4 shows a peak in housing production in 1974 and 1975 when about 2,500 units were certified complete annually, followed by a downward trend to an all-time low of 580 units in 1982. In 1983 there was a reversal in the trend with a major increase in 1983 to 1,400 units, followed by 790 units in 1984, and another major increase in 1985 to 1,568 units certified complete.

In 1985, as in 1983, a number of large multi-unit residential development projects were certified complete. Large multi-unit projects are responsible for housing increase in 1983 and 1985. Multi-unit projects completed in 1985 included: elderly housing projects, non-profit residential projects, and conversions of institutional facilities to residential use.

Elderly projects completed included: 101 units at 427 O'Farrell, 150 units at 350 Baker, 51 units at 1725 Fillmore, 91 units at 321 Clementina, and 45 units at 1711 Oakdale Street. Major residential conversion from institutional use included 136 condominium units at 355 Buena Vista East, and 150 elderly units at 350 Baker Street. Other major projects completed included: 68 condominiums at 2040 Sutter Street, 85 units at 828 Franklin Street, 42 units at Ingleside Terrace, 46 units at Dorado Terrace, 60 units at Scott and O'Farrell, 28 units at 16th Street and Hoff Street, 32 units at Silverview Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at Monterey Boulevard, 15 units at 1205 14th Avenue, and 13 units at 1200 Clayton Street. These projects accounted for 1,005 units of the 1,568 units certified complete in 1985.

* Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include housing construction which was not certified complete as of January 1984.

** Units authorized for construction are units which were approved for construction by the Department of Public Works' Central Permit Bureau.

b) PROJECTS UNDER CONSTRUCTION -- Over 1,700 units under construction in 1985

A number of large multi-unit projects were under construction in 1985. These projects included: 242 units at 1700 California and Van Ness, 200 units at 870 O'Farrell and Polk, 245 units at 1200 Van Ness at Post, 24 units at 159 Jackson and Polk, 100 units at 54 McAllister, 89 units at 440 Turk Street, 130 units at 2100 Army and Folsom, 304 units at 2000 Post, and 410 units at St. Francis Place at 3rd and Folsom Streets. These projects account for 1,744 units under construction in 1985. Many of these projects will be completed in 1986.



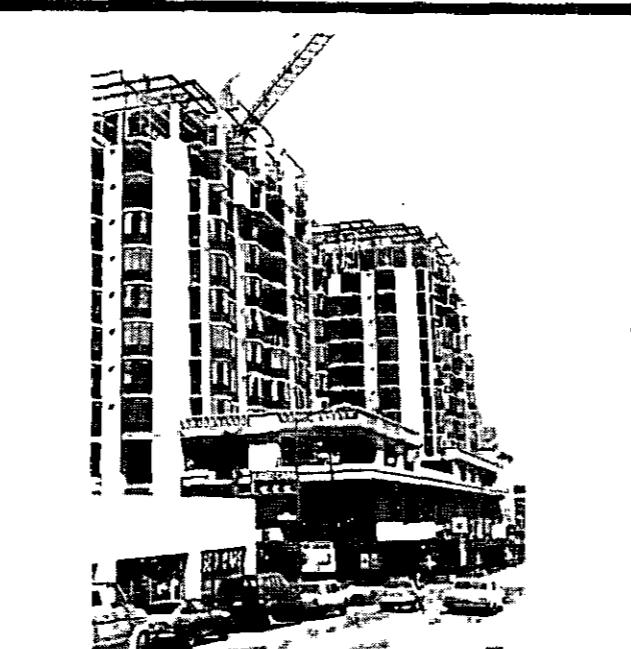
1700 California at Van Ness (242 units)



159 Jackson at Polk (24 units)



1200 Van Ness at Post (245 units)



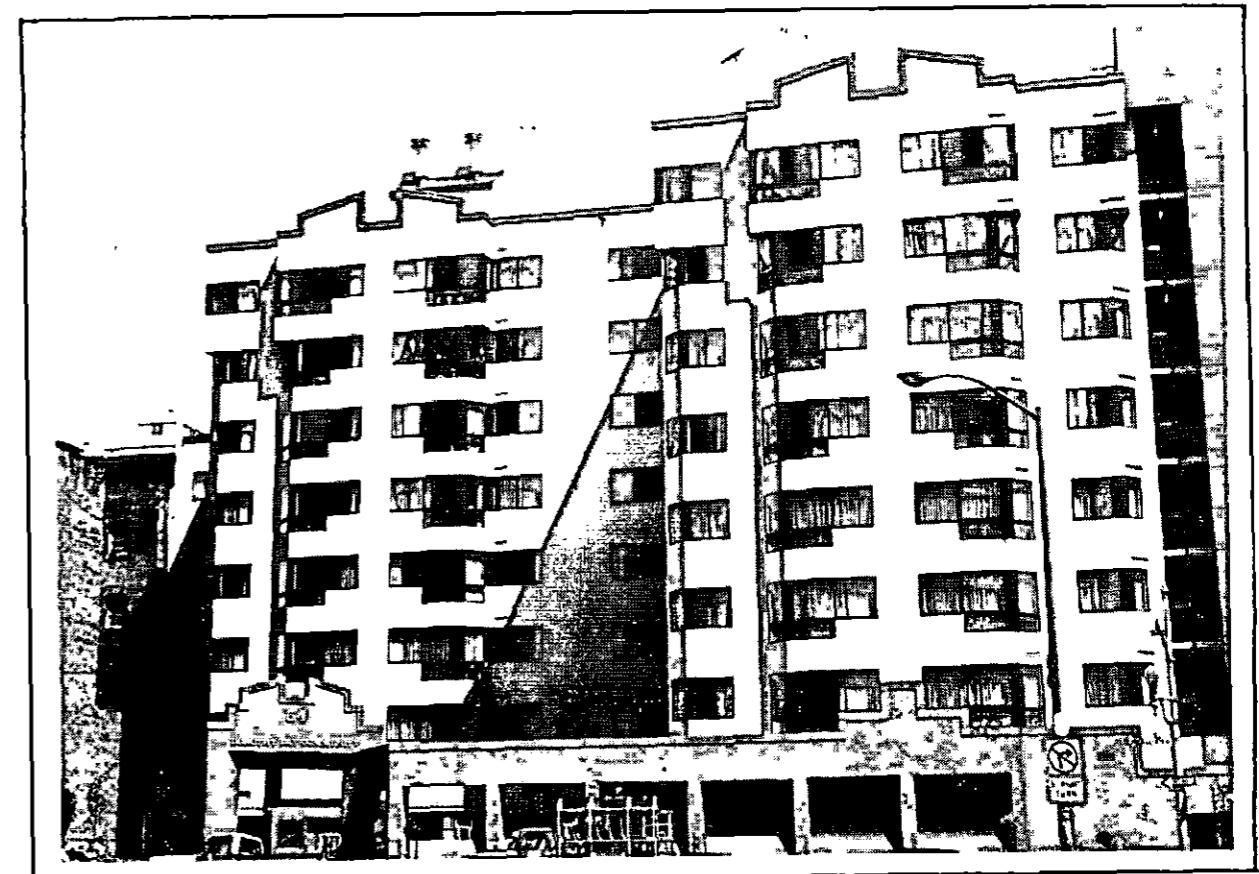
870 O'Farrell at Polk (200 units)

c) PERMITS ISSUED - Continue to increase to a high of 1,479 residential units.

San Francisco's Central Permit Bureau authorized 1,479 residential units for construction in 1985. This was the highest number of authorized for construction since 1979 when 1,833 units were authorized, and an increase of 166 units from 1984. Some of the major projects approved included: 316 units at 66 Howard (Rincon Center), 128 units at 200 Lombard, 130 units at Army and Folsom, 89 units at 440 Turk St., 76 units at 111 Chestnut, 69 units at 1500 Sutter, 42 units at 1945 Washington. These projects account for 850 units of the 1,479 units authorized for construction in 1985.

d) UNITS UNDER REVIEW -- Constitute a high level of activity.

In addition, there has also been an increase in the number of housing units under City Planning review. In the spring of 1986 there were approximately 3,500 residential units under formal review by the Department of City Planning, and an additional 4,000 residential units under formal review by San Francisco's Redevelopment Agency. The high volume of units under review and under construction should sustain recent increases in housing production.



54 McAllister Street (100 units)

e) PUBLIC SECTOR ACTIVITY -- Plays a major role in new housing construction.

Public and private sector activity in housing production is shown in Table 5. Since 1983 there has been a major increase in public sector activity in housing production. Public sector housing activity includes those housing projects which were constructed in San Francisco Redevelopment areas, Housing Authority projects, nonprofit sponsor projects, and other private projects assisted by the Mayor's Office of Housing and Economic Development (MOHED). Public sector activity has increased overall housing production and affordability to low, moderate, and medium income households.

Public sector activity accounted for 928 units of the 1,568 units completed in 1985. The 3-year average for public sector housing activity since 1983 is 702 units. This is a major increase over the previous 3-year average of 164 units from 1980 to 1982. Prior to 1980, San Francisco Redevelopment activities accounted for an average of 424 units per year from 1975 to 1979, and 1,081 units per year from 1972 to 1974.

In 1985 public sector activity consisted of 509 units constructed by nonprofit housing organizations, 261 units completed in San Francisco Redevelopment areas, and an additional 158 units assisted by the Mayor's Office of Housing and Economic Development through mortgage revenue bonds, and disbursement of housing and community development funds. Housing units completed by nonprofit organizations or in San Francisco Redevelopment areas may have also received funds from the Mayor's Office of Housing and Economic Development.

Public sector assisted housing projects included: 101 elderly units at 427 O'Farrell, 150 elderly units at 350 Baker, 51 elderly units at 1725 Fillmore Street, 91 elderly units at 321 Clementina, 45 elderly units at 1725 Fillmore Street, 45 elderly units at 1711 Oakdale Street, 60 units at Scott and O'Farrell, 28 units at 36 Hoff, 32 units at Silverview Terrace, 42 units at Ingleside Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at 798 Monterey Blvd.



1711 Oakdale Street (45 units)

f) CONDOMINIUM CONSTRUCTION -- More rental than condominium projects are being constructed.

Condominium units accounted for 706 units completed in 1985, about 45% of the 1,568 units completed in 1985. Rental units accounted for about 600 units, largely to the completion of a number of large elderly housing projects by nonprofit development corporations. The balance includes single family homes, townhouses, owner-occupied flats, and cooperatives. One 60-unit cooperative project was completed in 1985. Generally, the number of condominium units is greater than accounted for in the reporting year because condominium subdivisions can take place after the year in which the units are certified complete.

The share of condominium units from new construction since 1978 is: 2% in 1978, 18% in 1979, 43% in 1980, 72% in 1981, 15% in 1982, 65% in 1983, 30% in 1984, and 45% in 1985.

g) SINGLE AND MULTI-UNIT CONSTRUCTION -- Higher density projects continue to dominate new housing construction

Multi-unit housing construction accounted for 92% of the 1,568 units completed in 1985. Buildings with 20 units or more accounted for 51% of the units completed, medium density 5 to 19 unit buildings accounted for 22%, lower density 2 to 4 unit buildings accounted for 17%, and single family housing accounted for 8% with 2% as infill townhouses. As in previous years, most new housing units are in projects of 20 units or more. Tables 1, 3, 6, 13, and 15 show the distribution of housing units by building types for San Francisco, city subdistricts, and the Bay Area Counties.

h) UNIT SIZES -- Small units continue to increase

In 1985, as in 1983 to 1984, a majority of the units constructed were small units with one bedroom or less. See tables 4 and 16 in Part II of this report.

i) RESIDENTIAL DEMOLITION -- About a hundred units demolished in 1985.

There was an increase in residential units demolished of from 79 units in 1984 to 105 units in 1985. There were 150 units which applied for demolition permit during 1985. Demolition of single family housing accounted for 83 units of the 105 units demolished in 1985, and the balance 22 units were two, three, and four unit buildings. There were no residential buildings demolished with more than 4 units. As in previous years, single family housing demolition accounts for 75% to 80% of the annual number of units demolished.

Since 1980, 875 units have been demolished with an average of 145 units per year. The annual figures are as follows: 128 units in 1980, 288 units in 1981, 42 units in 1982, 233 units in 1983, 79 units in 1984, and 105 units in 1985.

Prior to 1977, demolition averaged about 700 units per year. A number of factors reduce residential demolitions since 1977, including the residential rezoning of 1978, and public policy and programs encouraging restoration and rehabilitation. Since 1982 there has been no residential demolition by public action, and between 1981 and 1977 there were only 214 units demolished by public sector activity. Prior to 1977 public sector demolition averaged 458 units per year. Private sector activity now accounts for all new residential demolitions.

Demolition permit activity increased in the first quarter of 1986. During this period 70 units were approved for demolition and about 30 units were pending approval. If this rate continues, over 200 units may be approved for demolition in 1986.

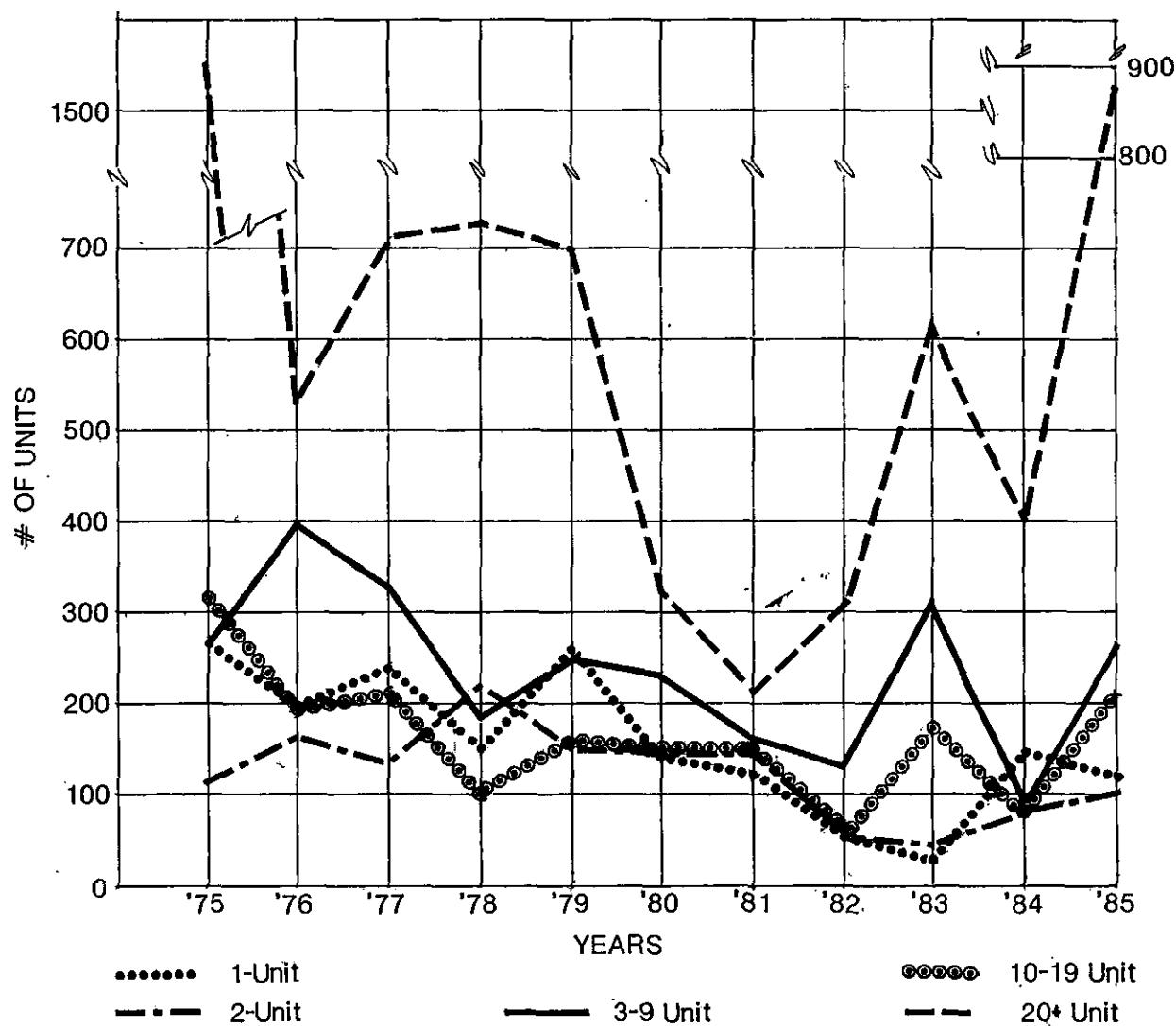
j) GROWTH OF THE HOUSING STOCK -- A net gain of 1,427 housing units in 1985 or 1/2 percent.

In 1985 San Francisco gained 1,427 housing units after deducting 105 units demolished and 36 units legally converted to non-residential use. These figures do not account for illegal conversions, secondary units, mergers of housing units in multi-unit buildings, and legalization or rehabilitation of existing units. Table 1 shows a net gain in 1985 of 40 single family homes, 46 two-unit buildings, 29 three-unit buildings, 11 four-unit buildings, 17 five to nine unit buildings with 115 units, 17 ten to nineteen unit buildings with 206 units, and 12 twenty or more unit buildings with 743 units. Multi-unit buildings with 20 units or more continue to add the largest numbers of units to the housing stock.

Table 13 shows additions to the housing stock by structure types and by city districts. Citywide there was a net gain of 40 single family homes, but five districts experienced a net loss of 51 single family homes. These districts are discussed further on page 16.

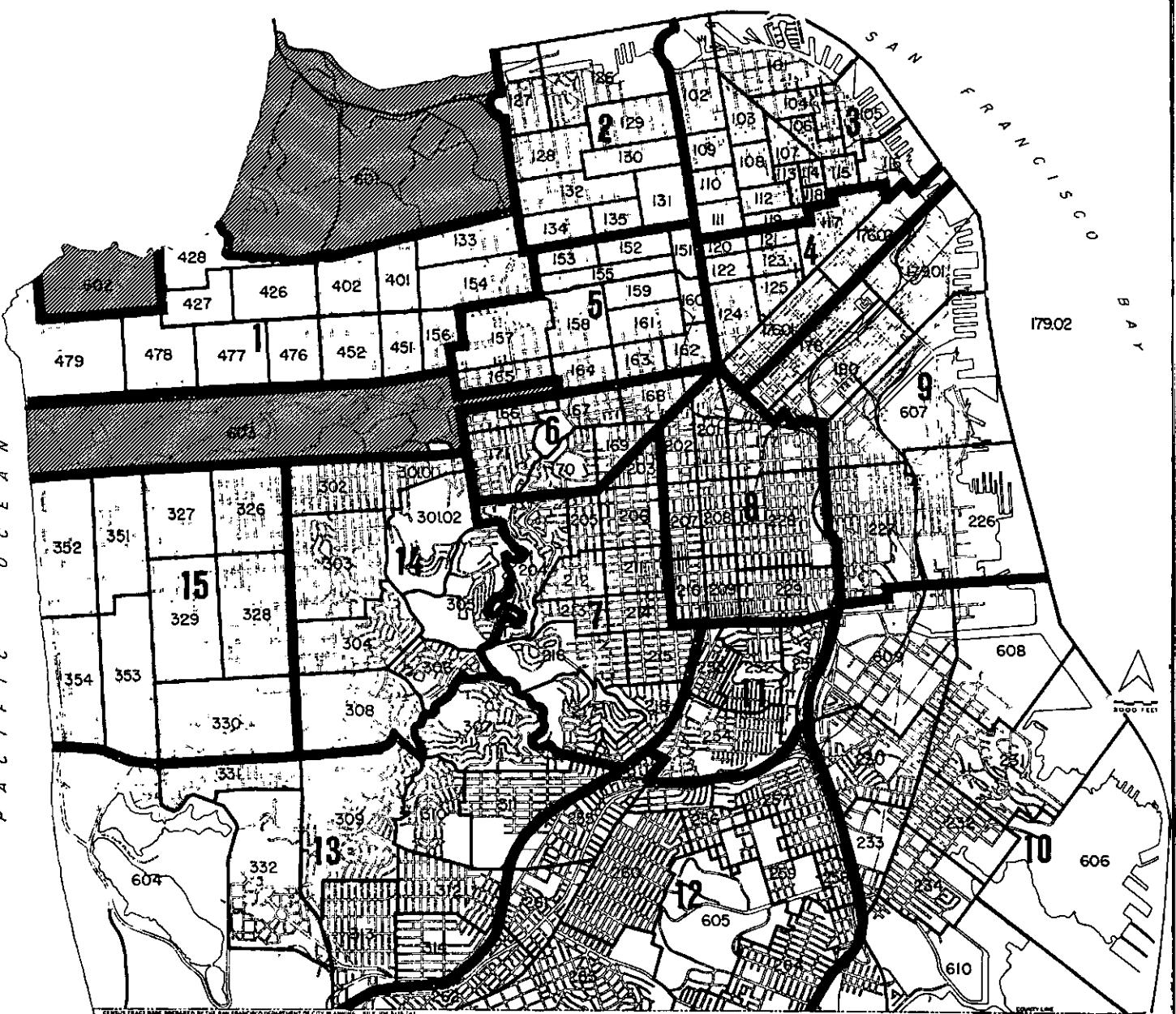
The San Francisco housing stock increased to 321,050 units in 1985. Table 2 shows housing units by building types. Of the 1,568 units completed in 1985, 34% were single family, 11% were in two-unit buildings, 11% in three to four unit buildings, 11% in five to nine unit buildings, and 32% in ten or more unit buildings. About 75% to 80% of all new construction is in buildings with more than 3 units. The City continues to increase in density with new housing construction. Figure 2 shows new housing construction by building types since 1975.

Figure 2: Annual New Housing Construction by Building Types 1975 to 1985



Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1985	1568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	30	46	307	175	609
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	698
1978	1,375	150	216	183	100	726
1977	1,616	239	134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	264	110	266	314	1541
	14,599	1,720	1,192	2,595	1,776	6,930

PACIFIC OCEAN



PLANNING DISTRICTS

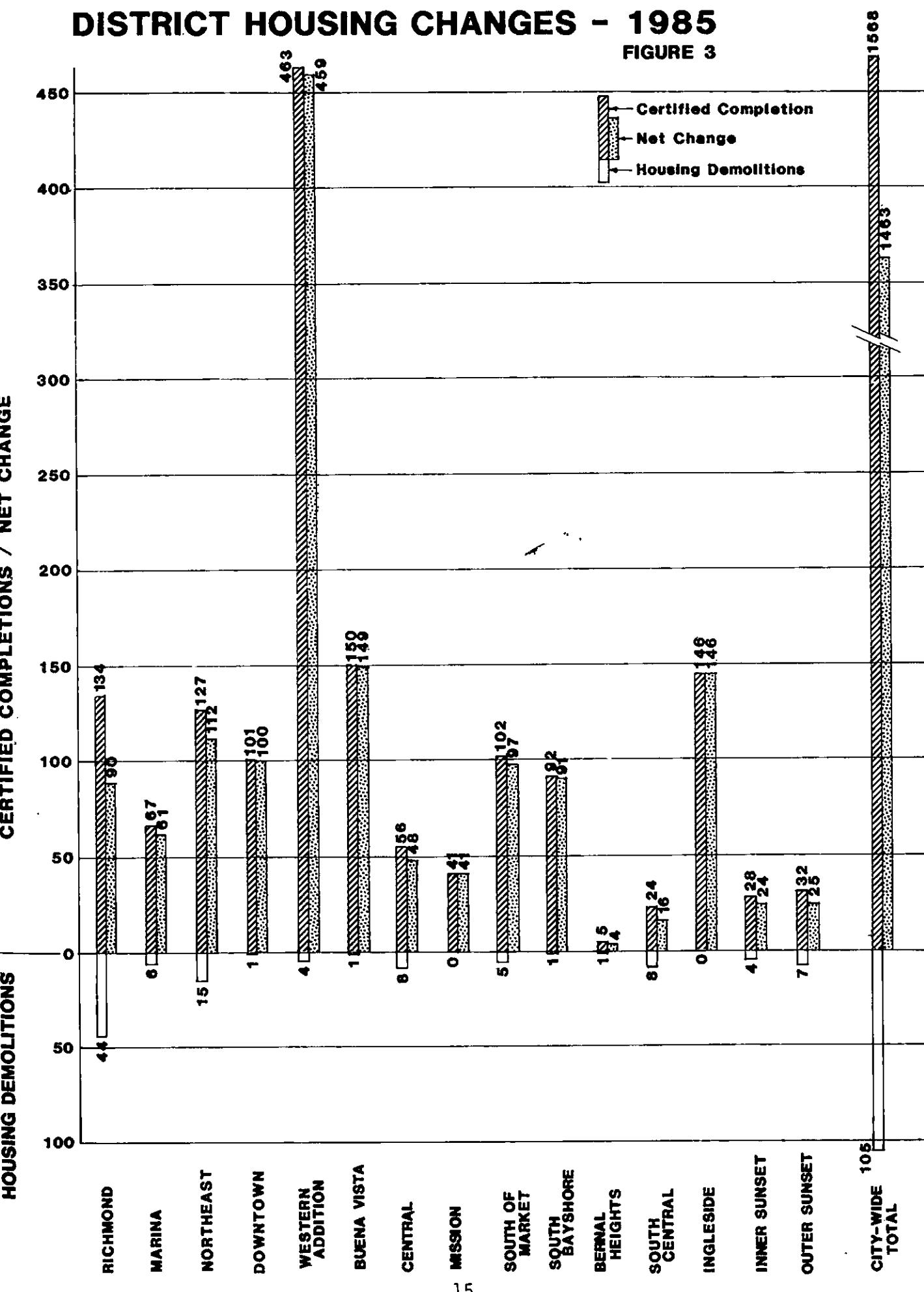
- 1. RICHMOND
- 2. MARINA
- 3. NORTHEAST
- 4. DOWNTOWN
- 5. WESTERN ADDITION
- 6. BUENA VISTA
- 7. CENTRAL
- 8. MISSION
- 9. SOUTH OF MARKET
- 10. SOUTH BAYSHORE
- 11. BERNAL HEIGHTS
- 12. SOUTH CENTRAL
- 13. INGLESIDE
- 14. INNER SUNSET
- 15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

DISTRICT HOUSING CHANGES - 1985

FIGURE 3



New construction and demolition activity is reported by 15 city district subdivisions in Tables 12 through 18. The districts are ranked in descending order for units completed, demolished, and net change to the housing stock. District boundaries are shown on map 1, page 14.

District housing changes can be compared with previous years totals in Table 19 and Table 19a. Detailed district trends can be compiled for each district by referencing previous years Housing Information Series reports available for public use at the Department of City Planning, Zoning Information Counter, Fifth Floor, 450 McAllister Street, San Francisco.

a) NEW HOUSING BY DISTRICT AREAS: The Western Addition, Richmond, Northeast, Bayshore, Ingleside and Buena Vista districts gained the most housing units in 1985.

The area of the Western Addition continued to gain the most new residential units in 1985 with the completion of more San Francisco Redevelopment Area projects. In 1983 the Western Addition gained 465 units, in 1984 465 units, and in 1985 459 units, with the construction of a number of multi-unit buildings with 20 units or more.

Other districts with a high gain in housing units were ranked as follows: the Buena Vista district gained 149 units with the conversion of the Saint Joseph Hospital to residential use; the Ingleside district gained 146 units with the completion of Ingleside Terrace, Dorado Terrace, and new condominiums on Ocean Avenue and Monterey Boulevard; the Richmond district gained 134 new housing units in medium density infill housing; the Northeast district gained 134 units in predominantly medium to high density buildings; the Downtown and South of Market districts gained about 100 units each with the completion of two multi-unit elderly projects; the South Bayshore 92; the Marina 67 units; the Central 50 units; the Mission 41 units; the Outer Sunset 32; the Inner Sunset 20 units; and Bernal Heights 5 units.

b) DEMOLITIONS AND NET CHANGE BY DISTRICT AREAS -- The Richmond and the Northeast Districts gained in replacement housing.

The Richmond District experienced the greatest number of residential demolitions in 1985, with 38 single family homes demolished, and 6 units in buildings with two to four units (Tables 13, 17, and 18). The Northeast district ranked second with the demolition of 8 single family homes and 7 units in buildings with two to four units. There were seven other districts with demolitions ranging from 8 to 4 units per district for a total of 42 units. An additional 4 districts had one unit demolished per district and 2 districts had no demolitions.

Five districts experienced a net loss of single family homes. The Richmond had a net loss of 34 single family homes resulting from the demolition of 38 single family homes and the construction of only 4 single family homes. Other districts with a net loss of single family homes were the Northeast -8, Outer Sunset -6, Marina -2 and Downtown -1. Single family housing was the only housing type in 1985 that had a net loss in a number of districts. This trend is reducing the number of single family homes in several districts, including the Richmond, the Marina, and Northeast. However, these districts are experiencing a net gain in housing units with the replacement of single family homes with higher density housing as permitted by zoning.

Citywide, there was a net gain of 40 single family homes resulting from the construction of 123 single family units and the demolition of 83 single family units. The top ranking districts which gained in single family homes were the South Bayshore 45 units, South Central 20 units, Central 14 units, and the Mission 11 units (Table 15). Of these 21 units were at Silver Terrace, 24 at Hunters Point Redevelopment area, and 28 were small townhouses in the Upper Market area, and the balance were infill single family housing scattered throughout the city.

As indicated on the following table, the Richmond district has been active in replacement housing with a high ranking's in both new housing construction and demolition since 1977.

The Richmond District Housing and Demolition Trends

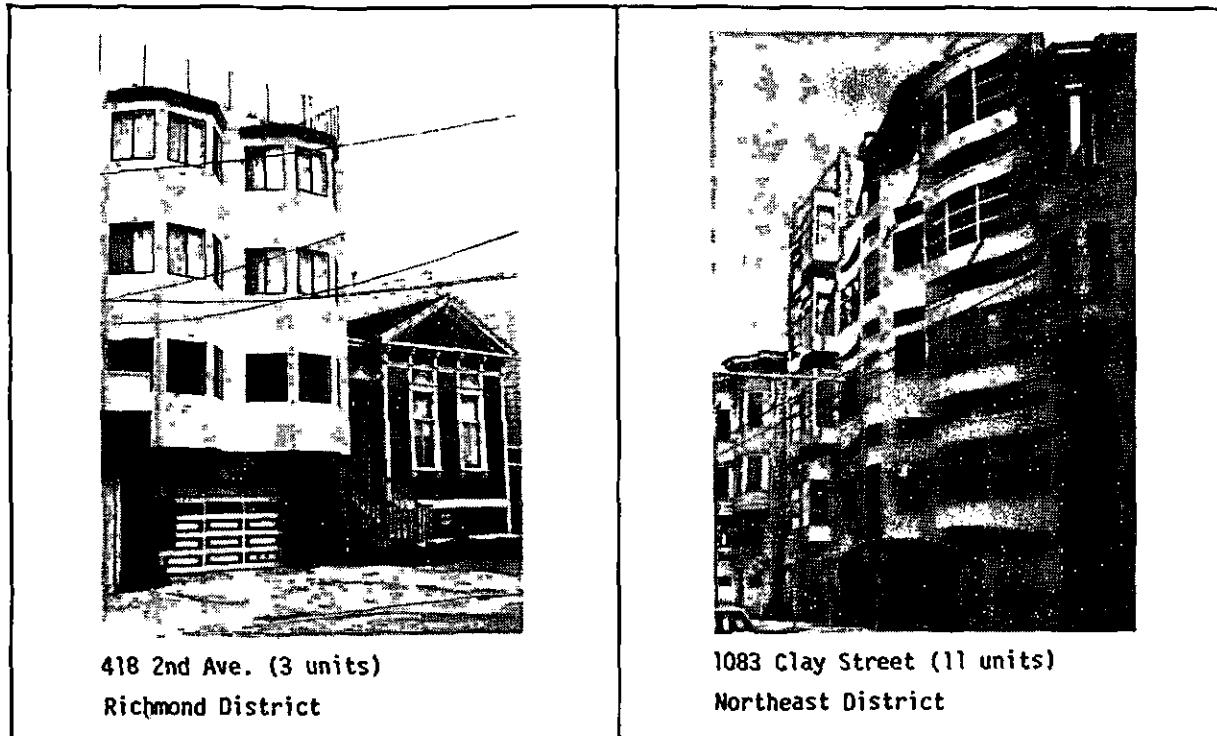
1985-1977

	Housing Units completed (Ranking)*	Housing Units Demolished (Ranking)	Net Gain in Housing units
1985	101 (3)	41 (1)	60
1984	156 (2)	19 (2)	137
1983	149 (4)	44 (2)	105
1982	61 (3)	17 (1)	44
1981	124 (2)	37 (4)	87
1980	223 (1)	33 (1)	190
1979	84 (7)	31 (1)	53
1978	117 (4)	25 (3)	92
1977	183 (3)	38 (1)	145

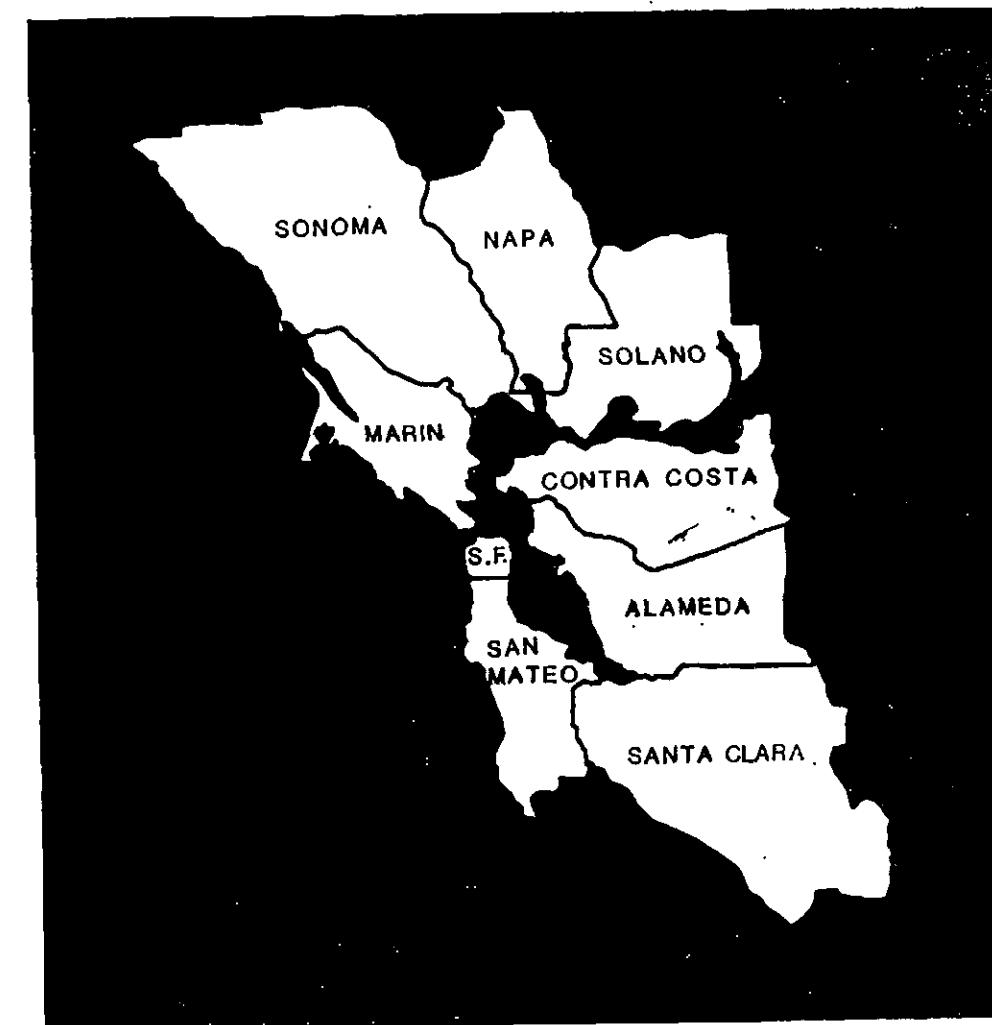
* The districts are ranked from 1 to 15 in decending order, with a ranking of 1 to the district with the most units completed or demolished.

The Western Addition historically had a high rate of residential demolitions. However, since 1977 there have been only 210 units demolished in the Western Addition. This is a significant reduction from previous years when demolitions in the district averaged over 100 units per year.

New construction and demolition trends can be compiled for each district by referring to prior Housing Information Series reports.



C. BAY AREA 9 COUNTY REGION



<u>Counties</u>	<u>Units Authorized - 1985</u>	<u>Percentage</u>
Santa Clara	9,468	23%
Contra Costa	9,322	23%
Alameda	7,188	18%
Sonoma	5,114	13%
Solano	4,023	10%
San Mateo	2,075	5%
San Francisco	1,479	4%
Marin	956	2%
Napa	817	2%
Total	40,502	

a) BAY AREA HOUSING TRENDS -- Housing production increased by 21% in 1985

The Bay Area nine County region authorized for construction 40,501 housing units in 1985, an annual increase of 7,207 units (21%) from 1984 (Table 7). The graph below shows a significant increase in the number of units authorized for construction since 1982. This is a dramatic increase of 162% from the low of 15,412 units authorized for construction in 1982. The previous annual high was in 1978 when 48,284 units were authorized for construction.

Bay Area housing trends mirror recent housing increases in San Francisco. However, recent increases in Bay Area units authorized for construction have been proportionally greater than similar increases in San Francisco. Bay Area units authorized for construction in 1985 increase of 21% from 1984 and 162% from 1982 compared to a San Francisco increase in 1985 of 12% from 1984 and 21% from 1982 annual totals.

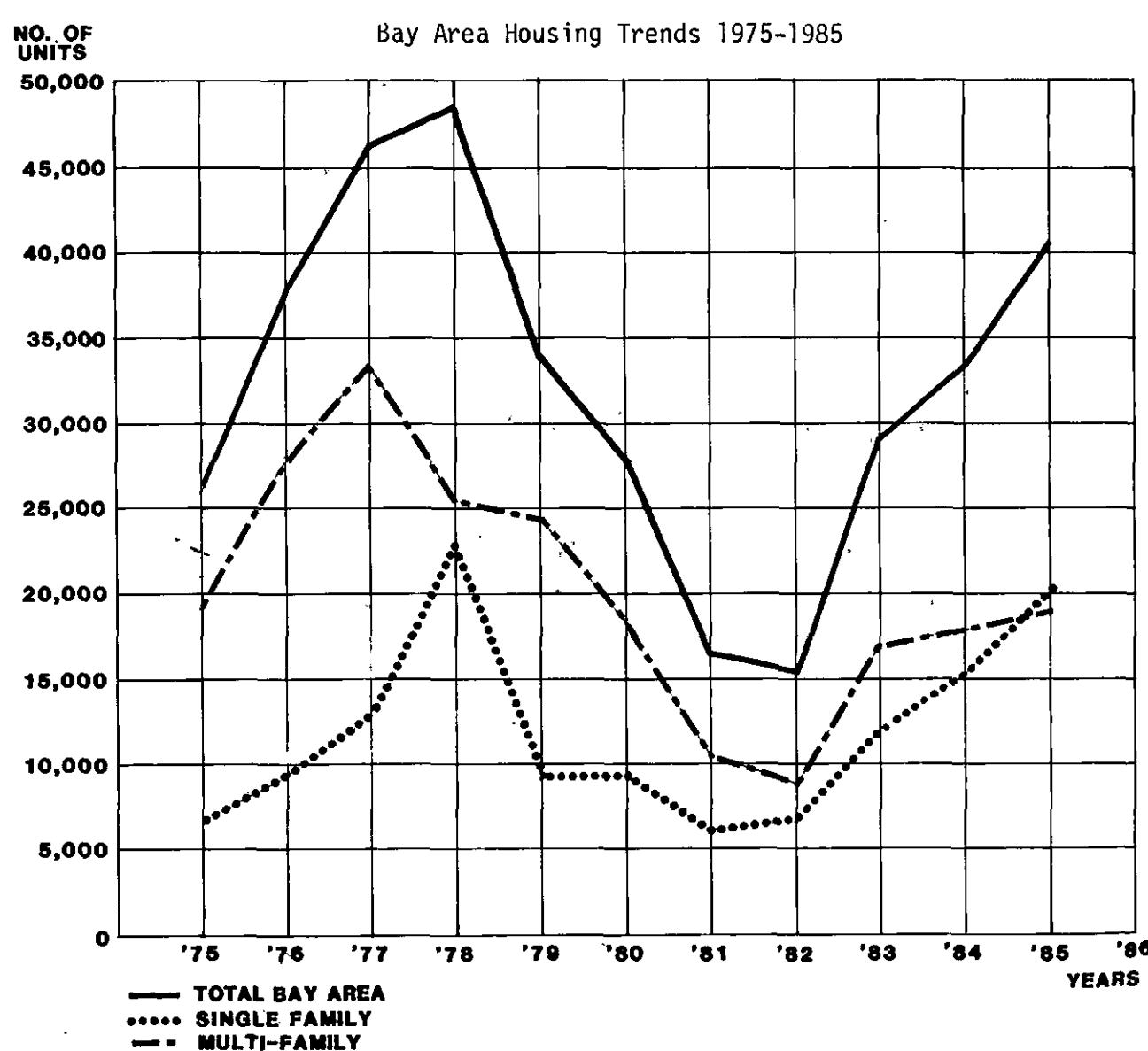


Figure 4.

b) BAY AREA MULTI-UNIT AND SINGLE FAMILY HOUSING -- Multi-unit housing increased over single family housing

Single family housing accounted for 18,937 (47%) of the 40,502 units authorized for construction in the nine county Bay Area in 1985. There has been a reduction in single family housing construction as a percentage of the annual total units authorized for construction in each county. 1985 marks the first year that the nine county Bay Area had more multi-unit housing authorized for construction than single family housing. This is an indication of overall increased density of new residential development in the region.

Bay Area Nine County Totals for Single and Mult Unit Construction

	<u>Single Family</u>	<u>Multi-Family</u>	<u>Total</u>	<u>Single Family as Percent of total</u>
1985	18,937	21,565	40,502	47%
1984	18,079	15,216	33,295	54%
1983	17,077	12,049	29,126	59%
1982	8,812	6,600	15,412	57%
1981	10,414	6,162	16,576	63%
1980	18,345	9,507	27,852	66%
1979	24,405	9,358	33,763	72%

The Bay Area nine counties by units authorized for construction in 1985 ranked as follows: Santa Clara 9,468 (23%), Contra Costa 9,322 (23%), Alameda 7,188 (18%), Sonoma 5,114 (13%), Solano 4,083 (10%), San Mateo 2,075 (5%), San Francisco 1,479 (4%), Marin 956 (2%) and Napa 817 (2%). As in previous years the top four ranking counties accounted for over 75% of all the units authorized in the Bay Area. These are the counties of Santa Clara, Contra Costa, Alameda, and Sonoma. Only the counties of Marin and Napa authorized fewer units than San Francisco. Table 6 shows the nine counties by single and multi-family units authorized for construction.

Although San Francisco authorized only 4% of the Bay Area nine county housing total in 1985, San Francisco continues to authorize a greater share of the region's higher density housing.

NET CHANGE IN NUMBER OF HOUSING UNITS -1985

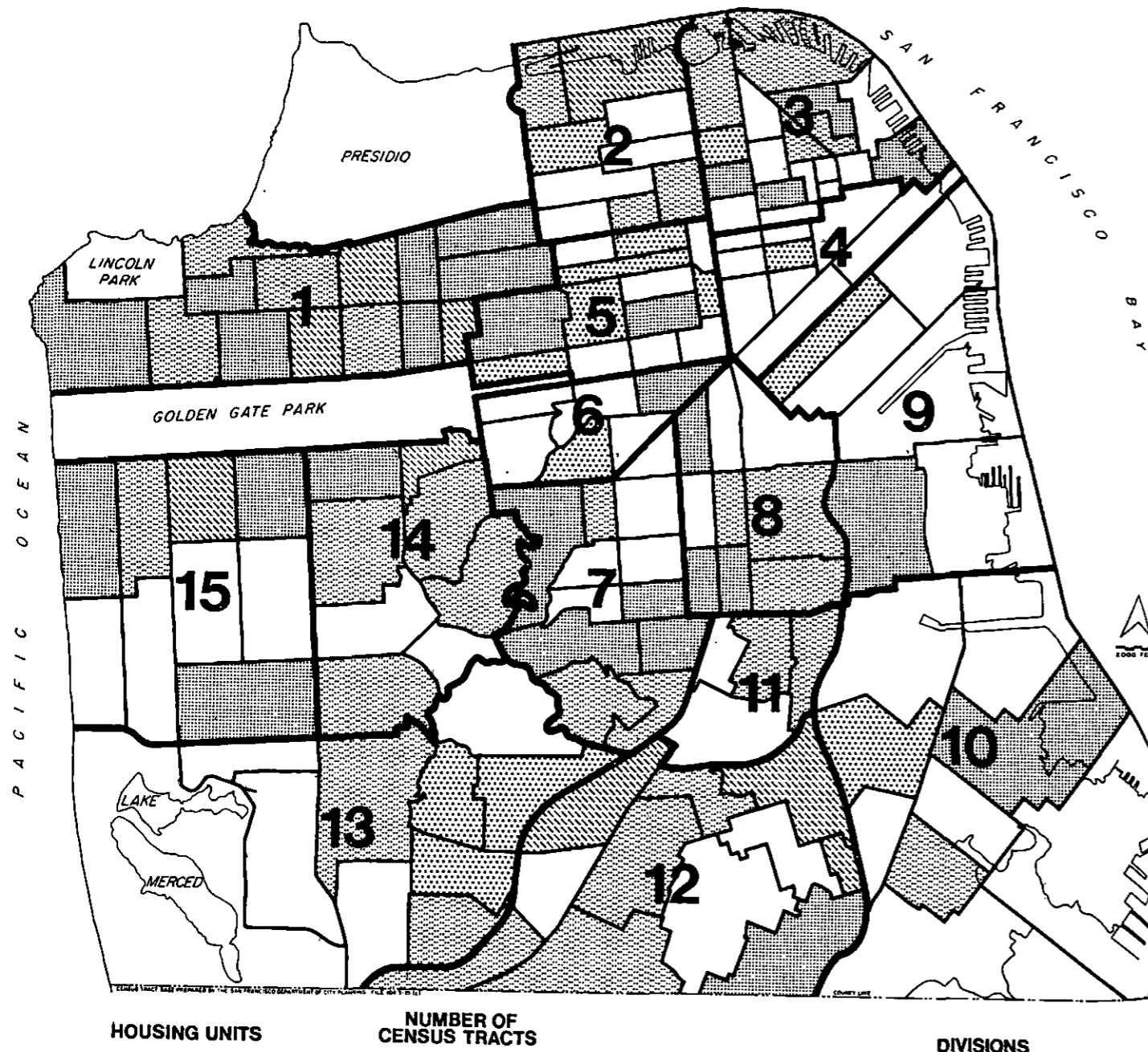


TABLE 1

Net Change in Housing Structures and Units, 1985

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	40	40
Two Units	46	92
Three Units	29	87
Four Units	11	44
5-9 Units	17	115
10-19 Units	17	206
20 or More	13	879
Total	173	1463

TABLE 2

San Francisco Housing Stock, December, 1985

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110716	34.5
Two Units	35883	11.2
3 to 4 Units	34831	10.8
5 to 9 Units	36621	11.4
10 or More	102999	32.1
Total	321050	100.0

TABLE 3

Housing Units Certified Complete, 1985
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	Percent	Number	Percent
Single Family	123	46.6	123	7.8
Two Units	50	18.9	100	6.4
Three Units	31	11.7	93	5.9
Four Units	13	4.9	52	3.3
5-9 Units	17	6.4	115	7.3
10-19 Units	17	6.4	206	13.1
20 or More	13	4.9	879	56.1
Total	264	100.0	1568	100.0

TABLE 4

Housing Units Certified Complete 1985
by Number of Bedrooms

Bedroom Type	All Units	Per Cent
Studio	48	3.1
One Bedroom	484	30.9
Two Bedrooms	397	25.3
Three Bedrooms	210	13.4
Four or More	34	2.2
Not Known	394	25.1
Total	1568	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1985

	Number of Units	Per Cent
Private Sector	640	40.8
Public Sector	928	59.1
Redevelopment Agcy	261	16.6
Housing Authority	0	00.0
Nonprofit Sponsor	509	32.4
MOHED	158	10.0
Citywide Total	1568	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Fancisco and the Bay Area, by County 1985

County	Single Family	Multi Family	Total	* Estimated \$ Cost	*Conts.Cost per unit	% Single Family of Total
Santa Clara	3,827	5,641	9,468	712,107	75	40.4
Contra Costa	4,650	4,672	9,322	579,866	62	49.8
Alameda	3,493	3,695	7,188	562,474	78	48.5
Sonoma	2,893	2,22	5,114	284,821	56	56.5
Solano	1,874	2,209	4,083	238,297	58	45.8
San Mateo	1,213	862	2,075	244,230	117	58.4
San Francisco	173	1,306	1,479	246,939	166	11.6
Marin	472	484	956	105,102	109	49.3
Napa	342	475	817	70,528	86	41.8
Total	18,937	21,565	40,502	3,044,364	75	46.7

* Estimated costs in 1,000's \$

Source: Construction Reports' Real Estate Research Council of Northern California & Security Pacific Bank.

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County — 1985

	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975
Total Bay Area	40502	33,295	29126	15412	16576	27852	33953	48284	46235	37663	25948
Total Bay Area minus San Francisco	39023	31,982	27959	14197	15334	26650	32120	46239	44699	36041	24806
Total San Francisco	1479	1,313	1167	1215	1242	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	20259	14,312	11038	5535	5003	8495	7944	21278	11662	8219	5865
Multi Family San Francisco	1306	904	1011	1065	1159	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	18764	17,670	16921	8862	10331	18155	24176	24961	33037	27822	18941
Single Family San Francisco	173	409	156	150	83	190	239	227	369	312	276

Source: Ibid 1975-1985

TABLE 8

Housing Unit Demolitions 1985

Structure Type	...Structures...	Units.....	
	Number	Per Cent	Number	Per Cent
Single Family	83	91.2	83	79.0
Two Units	4	4.4	6	7.6
Three Units	2	2.2	6	5.7
Four Units	2	2.2	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	91	100.0	105	100.0

TABLE 9

Demolition by Public Action By Structure Type, 1985

NOTE: None in 1985

TABLE 10
Share of Demolition Accounted for by Public Action, 1975 - 1985

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	297	67.4
Total	2,445	1,008	41.2

TABLE 11
Hotel and Lodging-house Rooms Demolished, 1985

NOTE: None in 1985

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	Per Cent
1	5	Western Addition	459	31.4
2	6	Buena Vista	149	10.2
3	13	Ingleside	146	10.0
4	3	Northeast	112	7.7
5	4	Downtown	100	6.8
6	9	South of Market	97	6.6
7	10	South Bayshore	91	6.2
8	1	Richmond	90	6.2
9	2	Marina	61	4.2
10	7	Central	48	3.3
11	8	Mission	41	2.8
12	15	Outer Sunset	25	1.7
13	14	Inner Sunset	24	1.6
14	12	South Central	16	1.1
15	11	Bernal Heights	4	.3
Total			1463	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1985

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units									
1	South Bayshore	44	Richmond	92	Ingleside	34	Ingleside	90	Western Addition	402
2	South Central	12	Central	31	Northeast	22	Northeast	39	Buena Vista	136
3	Mission	11	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101
4	Central	9	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91
5	Buena Vista	7	Mission	13	Outer Sunset	9	Inner Sunset	15	Marina	55
6	Inner Sunset	4	Northeast	10	Central	8	Mission	12	Northeast	49
7	Bernal Heights	2	Marina	8	Buena Vista	6	Marina	0	South Bayshore	45
8	Ingleside	2	Western Addition	8	Mission	5	Downtown	0	Richmond	0
9	Western Addition	0	South of Market	6	Marina	0	Buena Vista	0	Central	0
10	South of Market	0	Inner Sunset	5	Downtown	0	Central	0	Mission	0
11	Downtown	-1	South Central	4	South of Market	0	South of Market	0	Bernal Heights	0
12	Marina	-2	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Central	0
13	Outer Sunset	-6	Bernal Heights	2	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Northeast	-8	Downtown	0	South Central	0	South Central	0	Inner Sunset	0
15	Richmond	-34	Buena Vista	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total	40		223		115		206		879	

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	463	29.5
2	6	Buena Vista	150	9.6
3	13	Ingleside	146	9.3
4	1	Richmond	134	8.5
5	3	Northeast	127	8.1
6	9	South of Market	102	6.5
7	4	Downtown	101	6.4
8	10	South Bayshore	92	5.9
9	2	Marina	67	4.3
10	7	Central	56	3.6
11	8	Mission	41	2.6
12	15	Outer Sunset	32	2.0
13	14	Inner Sunset	28	1.8
14	12	South Central	24	1.5
15	11	Bernal Heights	5	.3
Total				1568

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1985

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units									
1	South Bayshore	45	Richmond	98	Ingleside	34	Ingleside	90	Western Addition	402
2	South Central	20	Central	34	Northeast	22	Northeast	39	Buena Vista	136
3	Central	14	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101
4	Mission	11	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91
5	Buena Vista	8	Northeast	17	Outer Sunset	9	Inner Sunset	15	Marina	55
6	Inner Sunset	8	Mission	13	Central	8	Mission	12	Northeast	49
7	South of Market	5	Western Addition	12	Buena Vista	6	Marina	0	South Bayshore	45
8	Richmond	4	Marina	10	Mission	5	Downtown	0	Richmond	0
9	Bernal Heights	3	South of Market	6	Marina	0	Buena Vista	0	Central	0
10	Marina	2	Outer Sunset	5	Downtown	0	Richmond	0	South of Market	0
11	Ingleside	2	South Central	4	South of Market	0	South of Market	0	Richmond	0
12	Outer Sunset	1	South Bayshore	2	South Bayshore	0	South Central	0	Bernal Heights	0
13	Northeast	0	Bernal Heights	2	Bernal Heights	0	Ingleside	0	Outer Sunset	0
14	Downtown	0	Downtown	0	South Central	0	Inner Sunset	0	Marina	0
15	Western Addition	0	Buena Vista	0	Inner Sunset	0	Outer Sunset	0	Bernal Heights	0
Total		123		245		115		206		879

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1985

Rank	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
District	Units									
1	South Bayshore	16	Western Addition	175	Ingleside	119	Richmond	54	South Central	11
2	Marina	14	Buena Vista	123	Western Addition	103	South Bayshore	43	Richmond	9
3	Western Addition	12	Northeast	54	Richmond	37	Northeast	18	Inner Sunset	7
4	Buena Vista	4	Marina	43	Northeast	33	Western Addition	18	Western Addition	2
5	Northeast	2	South Bayshore	29	Buena Vista	23	Central	18	Outer Sunset	2
6	Richmond	0	Central	17	Mission	23	Ingleside	15	Northeast	1
7	Downtown	0	Mission	16	Central	22	Outer Sunset	12	South Bayshore	1
8	Central	0	Ingleside	11	Outer Sunset	16	South of Market	10	Ingleside	1
9	Mission	0	Inner Sunset	9	Inner Sunset	10	South Central	10	Marina	0
10	South of Market	0	Richmond	4	Bernal Heights	3	Marina	7	Downtown	0
11	Bernal Heights	0	Outer Sunset	2	Marina	2	Bernal Heights	2	Buena Vista	0
12	South Central	0	South Central	1	South of Market	2	Inner Sunset	2	Central	0
13	Ingleside	0	Downtown	0	South Bayshore	2	Mission	1	Mission	0
14	Inner Sunset	0	South of Market	0	South Central	2	Downtown	0	South of Market	0
15	Outer Sunset	0	Bernal Heights	0	Downtown	0	Buena Vista	0	Bernal Heights	0
Total	48		484		397		210		34	

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	44	41.9
2	3	Northeast	15	14.3
3	7	Central	8	7.6
4	12	South Central	8	7.6
5	15	Outer Sunset	7	6.7
6	2	Marina	6	5.7
7	9	South of Market	5	4.8
8	5	Western Addition	4	3.8
9	14	Inner Sunset	4	3.8
10	4	Downtown	1	1.0
11	6	Buena Vista	1	1.0
12	10	South Bayshore	1	1.0
13	11	Bernal Heights	1	1.0
14	8	Mission	0	0.0
15	13	Ingleside	0	0.0
Total			105	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1985

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
District	Units	District	Units	District	Units	District	Units	District	Units	
Richmond	38	Northeast	7	Richmond	0	Richmond	0	Richmond	0	
Northeast	8	Richmond	6	Marina	0	Marina	0	Marina	0	
South Central	8	Western Addition	4	Northeast	0	Northeast	0	Northeast	0	
Outer Sunset	7	Central	3	Downtown	0	Downtown	0	Downtown	0	
Central	5	Marina	2	Western Addition	0	Western Addition	0	Western Addition	0	
South of Market	5	Downtown	0	Buena Vista	0	Buena Vista	0	Buena Vista	0	
Marina	4	Buena Vista	0	Central	0	Central	0	Central	0	
Inner Sunset	4	Mission	0	Mission	0	Mission	0	Mission	0	
Downtown	1	South of Market	0	South of Market	0	South of Market	0	South of Market	0	
Buena Vista	1	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0	
South Bayshore	1	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	
Bernal Heights	1	South Central	0	South Central	0	South Central	0	South Central	0	
Western Addition	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0	
Mission	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	
Ingleside	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	
	83		22		0		0		0	

TABLE 19
Planning District Trends, 1980 1985

Planning District	Completions		Demolitions		Net Change
	Number	%	Number	%	
1 Richmond	847	13.8	188	22.0	659
2 Marina	166	2.7	70	8.2	96
3 Northeast	972	15.8	74	8.7	898
4 Downtown	161	2.6	124	14.5	37
5 Western Addition	1331	21.7	133	15.6	1198
6 Buena Vista	266	4.3	3	.4	263
7 Central	326	5.3	25	2.9	301
8 Mission	377	6.1	34	4.0	343
9 South of Market	283	4.6	65	7.6	218
10 South Bayshore	526	8.6	19	2.2	507
11 Bernal Heights	93	1.5	8	.9	85
12 South Central	254	4.1	63	7.4	191
13 Ingleside	265	4.3	12	1.4	253
14 Inner Sunset	173	2.8	21	2.5	152
15 Outer Sunset	99	1.6	15	1.8	84
Total	6139	100.0	854	100.0	5285

Table 19A

Planning District	Annual Net Change for Planning Districts 1975- 1985										
	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975
Richmond	90	137	105	44	87	190	53	92	147	67	70
Marina	61	5	21	-5	9	4	13	35	176	-1	154
Northeast	112	111	22	276	274	103	66	217	403	195	132
Downtown	100	0	-57	0	-60	54	-6	0	33	0	0
Western Addition	459	240	465	11	-55	78	285	197	136	32	305
Buena Vista	149	11	30	4	35	31	11	3	21	9	3
Central	48	34	15	69	40	93	201	58	104	98	385
Mission	41	-2	151	31	18	103	59	44	37	26	9
South of Market	97	61	-5	16	31	-14	271	35	2	-29	-22
South Bayshore	91	42	317	26	16	14	34	235	131	-14	-246
Bernal Heights	4	6	9	17	26	23	22	33	29	41	17
South Central	16	24	25	18	18	88	135	95	157	64	171
Ingleside	146	0	15	13	37	41	84	51	63	51	830
Inner Sunset	24	8	51	22	4	42	159	80	21	187	162
Outer Sunset	25	34	3	5	12	2	15	26	20	47	86
Total	1463	711	1167	547	492	852	1402	1201	1480	773	2056

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1985			
Year	Completions	Demolition	Net Change
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-85 Cumulative Count	22904	6294	16727

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	182	25.8
2	6	Buena Vista	142	20.1
3	13	Ingleside	142	20.1
4	3	Northeast	106	15.0
5	1	Richmond	36	5.1
6	7	Central	30	4.2
7	8	Mission	24	3.4
8	14	Inner Sunset	18	2.5
9	15	Outer Sunset	12	1.7
10	2	Marina	10	1.4
11	9	South of Market	4	.6
12	4	Downtown	0	0.0
13	10	South Bayshore	0	0.0
14	11	Bernal Heights	0	0.0
15	12	South Central	0	0.0
Total			706	

TABLE 21
 Condominium Units Certified Complete
 Districts in Rank Order by Structure Type
 San Francisco, 1985

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units								
1	Richmond	0	Central	22	Ingleside	34	Ingleside	90	Western Addition	155
2	Marina	0	Ingleside	18	Northeast	22	Northeast	21	Buena Vista	136
3	Northeast	0	Richmond	15	Western Addition	15	Richmond	16	Northeast	49
4	Downtown	0	Northeast	14	Outer Sunset	9	Inner Sunset	15	Richmond	0
5	Western Addition	0	Western Addition	12	Central	8	Mission	12	Marina	0
6	Buena Vista	0	Marina	10	Buena Vista	6	Marina	0	Downtown	0
7	Central	0	Mission	7	Richmond	5	Downtown	0	Central	0
8	Mission	0	South of Market	4	Mission	5	Western Addition	0	Mission	0
9	South of Market	0	Inner Sunset	3	Marina	0	Buena Vista	0	South of Market	0
10	South Bayshore	0	Outer Sunset	3	Downtown	0	Central	0	South Bayshore	0
11	Bernal Heights	0	Downtown	0	South of Market	0	South of Market	0	Bernal Heights	0
12	South Central	0	Buena Vista	0	South Bayshore	0	South Bayshore	0	South Central	0
13	Ingleside	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Inner Sunset	0	Bernal Heights	0	South Central	0	South Central	0	Inner Sunset	0
15	Outer Sunset	0	South Central	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		108		104		154		340

APPENDIX TABLE A

**Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1985**

Number of Structures and Units															
Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
1	-2	0	0	0	0	1	4	0	0	0	0	0	0	-1	2
2	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
3	0	1	2	0	0	0	0	0	0	1	18	0	0	2	20
4	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
5	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
6	-3	2	4	0	0	0	0	0	0	0	0	0	0	-1	1
7	-2	0	0	0	0	0	0	0	0	0	0	2	49	0	47
8	0	0	0	-1	-3	0	0	0	0	1	10	0	0	0	7
9	-1	0	0	1	3	-1	-4	0	0	1	11	0	0	0	9
10	0	0	0	0	0	0	0	3	22	0	0	0	0	3	22
11	-1	0	0	0	0	0	0	0	0	0	0	1	101	0	100
12	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
13	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
14	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	-1	1	2	0	0	0	0	0	0	0	0	1	55	1	56
16	-1	-1	-2	1	3	0	0	0	0	0	0	0	0	-1	0
17	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
19	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
20	0	2	4	1	3	0	0	0	0	0	0	0	1	68	4
21	-2	2	4	0	0	0	0	0	1	6	0	0	0	1	8
22	0	0	0	0	0	0	0	0	0	0	0	1	51	1	51
23	0	0	0	0	0	0	0	-1	-4	0	0	0	0	-1	-4
24	0	0	0	1	3	0	0	0	1	7	0	0	0	2	10
25	0	0	1	2	0	0	0	0	0	0	3	34	2	46	
26	0	0	0	0	0	0	0	0	0	0	0	0	0	1	87
27	0	0	0	0	0	0	0	0	1	8	0	0	0	1	87
28	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
29	8	0	0	0	0	0	0	0	0	0	0	0	0	1	150
30	-1	0	0	0	0	0	0	0	1	6	0	0	0	1	8
31	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	12	0	0	-1	-3	1	4	0	0	0	0	0	0	0	0
35	-1	0	0	0	0	1	3	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	0	0	0	1	3	0	0	0	1	5	0	0	0	2	8
38	0	0	0	0	0	0	0	0	1	8	0	0	0	1	8
39	0	0	2	4	1	3	0	0	0	0	0	0	0	0	0
40	0	0	3	6	3	9	0	0	0	0	0	0	0	0	0
41	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
42	-3	-3	2	4	0	0	0	0	0	0	0	0	0	-1	1
43	1	1	3	6	0	0	0	0	0	0	0	0	0	0	7
44	0	0	0	1	3	0	0	0	0	0	0	0	0	0	3
45	0	0	0	0	0	0	0	1	4	0	0	0	0	0	4

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1985
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
230	20	20	1	2	0	0	0	0	0	0	0	0	1	45	22	6
231	23	23	0	0	0	0	0	0	0	0	0	0	0	0	23	2
234	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
251	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
252	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
255	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
256	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
257	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	
258	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
260	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
262	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
263	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
264	8	8	1	2	0	0	0	0	0	0	0	0	0	0	9	
30101	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
30102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
302	-1	-1	1	2	0	0	0	0	0	0	0	1	15	0	1	
303	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
305	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
309	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
310	0	0	0	0	0	0	0	0	0	3	20	4	48	0	7	
311	1	1	0	0	0	0	0	0	0	0	0	3	32	0	4	
312	0	0	0	0	2	6	3	12	2	14	1	10	0	0	8	
314	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	
326	-1	-1	2	4	2	6	0	0	0	0	0	0	0	0	3	
327	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
330	-3	-3	0	0	0	0	0	0	0	1	9	0	0	0	-2	
351	-1	-1	1	2	0	0	1	4	0	0	0	0	0	0	1	
352	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	
401	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	
402	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
428	-5	-5	0	0	3	9	0	0	0	0	0	0	0	0	-2	
427	-4	-4	4	8	4	12	1	4	0	0	0	0	0	0	5	
428	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
451	-3	-3	-1	-2	2	6	1	4	1	5	0	0	0	0	0	
452	-4	-4	2	4	0	0	1	4	0	0	0	0	0	0	-1	
476	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	
477	-8	-8	3	6	1	3	2	8	0	0	0	0	0	0	-2	
478	-8	-8	5	10	0	0	0	0	0	0	0	0	0	0	-3	
479	-1	-1	3	6	0	0	0	0	1	5	0	0	0	0	3	
TOTALS	40	40	46	92	29	87	11	44	17	115	17	206	13	879	173	